Horsham District Council

Mr James Cross
Cross Town Planning
Suite 68897
PO Box 6945
London
W1A 6US

Application Number: DC/24/1705

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)
TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Mr and Mrs Robin and Sally Nugent

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby REFUSE to permit the works specified hereunder, that is to say:

Change of use of existing ancillary garage and summerhouse to independent self-contained C3 residential accommodation.

Castle Barn 2 Castle Lodge Broadwater Lane Copsale

as shown on Plan and Application Number DC/24/1705 submitted to the Council on 22/11/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposal is situated in the rural countryside, outside of any defined built-up area boundary, on a plot not allocated for development within the Horsham District Planning Framework or a made Neighbourhood Plan. The proposal would be contrary to the overarching strategy and hierarchy approach of concentrating development within the main settlements of the district. Furthermore, the proposed development would be remote from day-to-day services with lack of access to sustainable modes of transportation and it has not been demonstrated as essential to its countryside location. The proposal therefore represents unsustainable development and is contrary to policies 1, 2, 3, 4, and 26 of the Horsham District Planning Framework (2015) and Policy 1 of the Nuthurst Neighbrouhood Plan.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location & Site plan	Existing	20767/100 REV J	04.11.2024
Block plan	Existing	20767/101 REV H	04.11.2024
Details plan	Existing Visability splay	20767/102 REV D	04.11.2024
Floor plan	Existing Ground	20767/110	04.11.2024
Floor plan	Existing First	20767/111	04.11.2024
Roof plan	Existing	20767/112	04.11.2024
Elevation plan	Existing North and South	20767/120	04.11.2024
Elevation plan	Existing East and West	20767/121	04.11.2024

Location & Block plan	Proposed	20767/200 REV H	04.11.2024
Block plan	Proposed	20767/201 REV H	04.11.2024
Details plan	Visibility Splays	20767/202 REV G	04.11.2024
Floor plan	Proposed Ground	20767/210	04.11.2024
Floor plan	Proposed First	20767/211	04.11.2024
Roof plan	Proposed	20767/212	04.11.2024
Elevation plan	Proposed North and South	20767/1220	04.11.2024
Elevation plan	Proposed East and West	20767/221	04.11.2024
Design & Access Statement		none	04.11.2024
Supporting Statement	Water Neutrality	20240430P2	04.11.2024

Note to Applicant – Community Infrastructure Levy (CIL):
Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. **This development constitutes CIL liable development**.

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

Note To Applicant:
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Emma Parkes
Head of Development and Building Control

Date: 17/01/2025

ADDITIONAL INFORMATION

Right of Appeals
If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been

served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.